

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

Received Kennebec SS.  
08/17/2009 8:48AM  
# Pages 3 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

41-925

**DONALD L. SCHASSBERGER and CATHERINE E. MEIKLE** having a mailing address of 325 D Kennedy Memorial Drive, Waterville, Maine 04901, for consideration paid, GRANTS to **INLAND HOSPITAL**, a Maine corporation, having a mailing address of 200 Kennedy Memorial Drive, Waterville, Maine 04901, with Warranty Covenants, a certain lot or parcel of land situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

**THE UNITS** known and designated as Units E & F in KMD Associates Medical Office Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by Stephen Blatt Associates/Architects entitled "KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM", and filed in Kennebec County Registry of Deeds, in File #E83101, #E83102, #E83103 and #E83104. Specific reference is made to the KMD Associates Medical Office Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated September 30, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2620, Page 2 and amended by Amendment dated May 21, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2952, Page 244 and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

**SAID** unit is conveyed together with:

1. An undivided 21.25% interest in the common elements of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration.
2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said plat and plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.

4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration.

**SAID unit is conveyed subject to:**

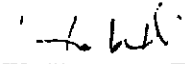
1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the unit, now existing as a result of construction of the building, or which may come into existence hereafter as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Association Medical Office Condominium Association.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any unit to use the limited common areas, if any, appurtenant to such unit.
5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, as if those provisions were recited and stipulated at length herein.

Being the same premises conveyed by warranty deed from Episcopal Academy to Donald L. Schassberger and Catherine E. Meikle, dated November 30, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3840, Page 314.

WITNESS our hands and seals this 14<sup>th</sup> day of August 2009.



  
Donald L. Schassberger




  
Catherine E. Meikle

STATE OF MAINE  
COUNTY OF KENNEBEC

August 14, 2009

Personally appeared the above-named Donald L. Schassberger and Catherine E. Meikle  
and acknowledged the foregoing to be their free act and deed,

Before me,



Notary Public

Printed/Typed Name: Michael F. Phillips, Jr.

Commission Expires: July 26, 2016